

PROXIMITIES	
Destination	Distance
University Commons Shopping Center	1 mile
Elon University	3.5 miles
Gulford Mackintosh Park	4.5 miles
Tanger Outlets Mebane	16 miles
UNC Greensboro	18 miles
Greensboro Coliseum Special Events Ctr	21 miles
Haw River State Park	29 miles
Piedmont Triad International Airport	31 miles
UNC Chapel Hill	34 miles
Duke University	37 miles
The Streets at Southpoint	41.5
Raleigh-Durham International Airport	50 miles

OVERALL TRACT SITE DATA		
Existing Parcel PIN & Size	Acres	
PIN 106349	4.313	
PIN 106350	4.133	
PIN 106699	14.616	
PIN 106555	32.484	
PIN 106553	5.210	
PIN 106556	6.302	
PIN 106697	4.693	
Subtotal	71.751	
Existing R/W Abandonment	0.868	
Total Acreage	72.619	
Existing Zoning	MDR - Medium Density Residential	
Proposed Zoning	MX - Mixed Use OR PD - Planned Development (see note)	
Note: Recommend Consultation with Planning Director to determine most suitable zoning district for rezoning petition.		
Existing R/W Frontage	+/- 735'	

The proposed Conceptual Master Plan and information shown is informed by available City of Burlington, NC GIS zoning, planimetric, and topographical information and a cursory review of the city's Unified Development Ordinance (UDO). Validation of the proposed uses for future entitlement will require 1 - a rezoning of the property, 2 - further research and compliance with the requirements and standards of the City's UDO and technical manuals, and 3 - a planimetric and topographic property survey to serve as base information.



PARCEL 1 SITE DATA	
Parcel Size	+/- 13.038 Ac
Proposed Use	Multi-Family Dwellings
Total Multi-Family Units	299
Density (Units / Acre)	22.9
Units	1 BR 2 BR 3 BR
Buildings 1-7 (33 units each)	72 90 36
Building 7 (29 units)	11 13 5
Buildings 8-9 (36 units each)	30 30 12
Totals	113 133 53
Unit Mix	37.8% 44.5% 17.7%
Parking Required (1 per 1 BR, 1.25 per 2 or 3 BR)	346
Parking Provided	468

PARCEL 2 SITE DATA	
Parcel Size	+/- 9.574 Ac
Proposed Use	Rental Townhouses
Total Rental Townhouse Units	134
Density (Units / Acre)	14.0
Units	2 BR 3 BR
Building A (5 units each)	27 18
Building B (6 units each)	27 27
Buildings C (7 units each)	15 20
Totals	69 65
Unit Mix	51.5% 48.5%
Parking Required (1.25 per 2 or 3 BR)	168
Parking Provided	
Garage	134
Off-Street Parking Pad	134
Off-Street Visitor	22
Total	290

PARCEL 3 SITE DATA	
Parcel Size (includes street r/w & existing power line easement)	+/- 22.753 Ac
Proposed Use	Single Family Dwellings
Total Single Family Lots	69
Density (Units / Acre)	3.03
Lot Width - Interior / Corner	60' / 70'
Lot Depth	120'
Range of Dwelling SF	1575 - 2250 SF

PARCEL 5 SITE DATA	
Parcel Size	+/- 5.878 Ac
Proposed Use	Storage Facility

PARCEL 4 SITE DATA	
Parcel Size	+/- 3.158 Ac
Proposed Use	Hotel
Building Height	7-Stories
# of Rooms	150
Parking Required (5 + 1 per rental unit)	155
Parking Provided	387 spaces

PARCEL 6 SITE DATA	
Parcel Size	+/- 4.693 Ac
Proposed Use	Rental Townhouses
Total Rental Townhouse Units	45
Density (Units / Acre)	9.6
Units	2 BR 3 BR
Building A (5 units each)	4 4
Building B (6 units each)	12 12
Building C (7 units each)	3 4
Building D (4 units each)	2 2
Totals	23 22
Unit Mix	51.1% 48.9%
Parking Required (1.25 per 2 or 3 BR)	56
Parking Provided	
Garage	45
Off-Street Parking Pad	45
Off-Street Visitor	11
Total	101



Proposed Single-Family Dwellings Architectural Style & Materiality

